

# COMMITTEE AMENDMENT FORM

DATE: 03/28/07

COMMITTEE	<u>ZONING</u>	PAGE NUM. (S)
ORDINANCE I. D.	<u>#07-O-0148</u>	SECTION (S)
RESOLUTION I. D.	<u>#07-R-</u>	PARA.

AMENDS THE LEGISLATION BY ADDING THREE (3) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 3/28/07

City Council  
Atlanta, Georgia

**07-O-0148**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-138**  
Date Filed: 12-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **349 Fourteenth Street, N.W.**, be changed from the C-2 (Commercial Service) District to the MRC-3-C (Mixed Residential-Commercial Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for Z-06-138 for 349 Fourteenth Street, N.W.**

1. Screening of the parking decks to minimize negative impacts of light to neighbors.
2. Exterior cladding of building to include masonry, steel and glass
3. Building Height not to exceed 88 feet.

City Council  
Atlanta, Georgia

**07-0-0148**

**Z-06-138**

Date Filed: 12-12-06

AN ORDINANCE

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps **349 Fourteenth Street, N.W.**, be changed from the C-2 (Commercial Service) District to the MRC-3 (Mixed Residential-Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 149, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

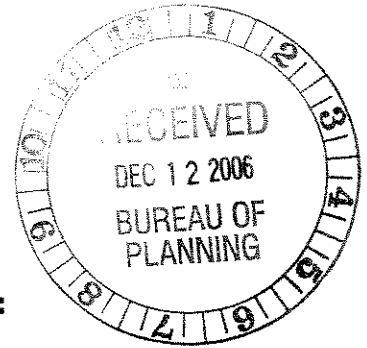
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**3 + G**  
ARCHITECTS

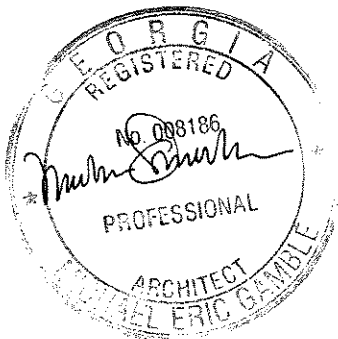
ARCHITECTURE  
INTERIORS  
PLANNING

2-06-130



**CONSOLIDATED WRITTEN LEGAL DESCRIPTION FOR:**  
349 FOURTEENTH STREET, ATLANTA, GEORGIA, 30318

ALL THAT TRACT or parcel of land lying and being in Land Lot 149 of the 17<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows: BEGINNING AT A 1/2" rebar set on the east side of State Street, one hundred and forty-nine and nine tenths (149.92) feet north, as measured along the east side of State Street, from the point of intersection of the north line of Land Lot 149 and the east side of State Street; thence running along the adjacent property south 89 degrees 53 minutes, 55 seconds east, fifty four (54.00) feet to an iron pin found; thence continue running along the adjacent property south 89 degrees 53 minutes 55 seconds east, fifty four (54) feet, and then again south 89 degrees 50 minutes 34 seconds east, twenty eight and three tenths (28.37) feet to a pipe found; thence running southeasterly, 0 degrees 34 minutes 34 seconds west, one hundred forty nine and eight tenths (149.86) feet to a paint dot found; thence running parallel to Fourteenth Street south 89 degrees 50 minutes 33 seconds west, for twenty six and seven tenths (26.79) feet to an iron pin found (1" CTF); thence running similarly parallel to Fourteenth Street, north 89 degrees 51 minutes 10 seconds west, fifty four (54.00) feet to an iron pin (3/4" OTF) found; thence running north 89 degrees 51 minutes 25 seconds west, fifty four (54.00) feet to the intersection of State and Fourteenth Streets; thence running north 0 degrees 48 seconds west parallel to State Street, one hundred forty nine and nine tenths (149.92) feet to a 1/2" rebar and the point of beginning. Being improved property known as 349, 341, 339 Fourteenth Street, Atlanta, Georgia, 30318, being the same properties as recorded in Deed Book 27881, Pages 261-266, Fulton County Records.



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Atlanta City Council

REGULAR SESSION

MULTIPLE

07-O-0143, 0144, 0145, 0146, 0147, 0148, 0149  
07-O-0150, 0151, 0152  
REFER ZRB/ZONE

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 1  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE